

LEON S. AVAKIAN, INC. *Consulting Engineers*

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November 3, 2021

Borough of Bradley Beach
Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720

**Re: Berry & Connell Residence
Block 85, Lot 5
423 ½ Monmouth Avenue
Borough of Bradley Beach
Our File BBBA 21-13**

Dear Chairman and Board Members:

Our office has received and reviewed an application submitted for Board approval in connection with the above referenced project. Submitted with the application are the following:

- An architectural plan consisting of two (2) sheets prepared by Michael J. Moss, R.A., of Moss Architecture, LLC, dated November 4, 2020, with the latest revisions dated August 17, 2021.
- A survey of lands consisting of one (1) sheet prepared by Paul K. Lynch, P.E., dated September 8, 2020, with no revisions.

The application has been deemed **COMPLETE**. Our office has reviewed the plans to determine if they conform with the requirements of the Borough Ordinance and report as follows:

1. **Property Description**

- A. The property is located at house number 423 ½ Monmouth Avenue (Lot 5, Block 85) with a total area of 5,000 square feet.
- B. The lot has an existing two-story framed dwelling with a covered front porch and framed detached garage.
- C. The Applicant is removing the existing detached garage and proposing a garage apartment.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and single-family dwelling is a permitted principal use in this zone.
- B. The Applicant is proposing a garage apartment, which is a permitted accessory structure.
- C. The property has a non-conformity with the lot width. The Applicant requires Board approval for variances on impervious coverage and building coverage.

3. **Variances and Waivers**

- A. In accordance with 450-26.D, area, yard and building requirements, the following variances or existing non-conformities are required:
 - 1) In accordance with Section 450-26.D.(1)(b), the minimum lot width permitted per the zoned district is 50 feet. The existing lot width is 33.3 feet, which represents an existing non-conformity.
 - 2) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet. For lots not meeting the minimum lot width requirement that exists shall be 10% (3.3 feet) and 20% (6.6 feet) of the lot width. The existing side yard setbacks are 3.64 feet on the west side and 5.43 feet on the east side. The existing east side yard setback represents an existing non-conformity.
 - 3) In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted per the zoned district is 35%. The Applicant is proposing building coverage of 41.3%. **A variance is required.**
 - 4) In accordance with Section 450-26.D.(1)(i), the maximum impervious coverage permitted per the zoned district is 60%. The Applicant indicates a proposed impervious coverage of 67.85%. **A variance is required.**

The Borough Ordinance does not give credit for permeable paver toward the calculation of impervious coverage. Our office calculates an impervious coverage of 78.8%. **A variance is required.**

- B. In accordance with Section 450-41.A.(1) driveway and parking areas shall be located a minimum of 3 feet from the side lot line. The existing driveway is a shared driveway and does not have a setback from the east side property line. This represents an existing non-conformity.

4. **General Comments**

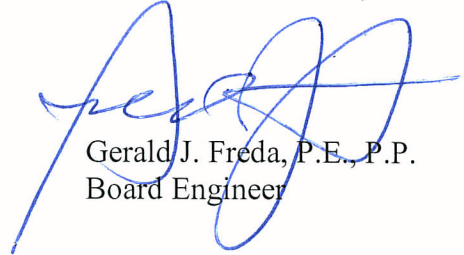
- A. The Applicant should pipe the roof stormwater runoff to a pop-up emitter in the front yard.
- B. A General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced, as it is in poor condition.
- C. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- D. The Applicant should provide information that taxes are currently paid.
- E. The Applicant shall secure any and all construction permits needed for the project.

Our office reserves the right to provide additional comments upon receipt of revised plans.

If you have any questions, or require additional information on this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Gerald J. Freda, P.E., P.P.
Board Engineer

DMH:mfl

cc: Kristie Dickert, Board Secretary
Mark Kitrick, Esq. Board Attorney
Michael J. Wenning, Esq., Applicant's Attorney
Michael J. Moss, R.A., Applicant's Architect

BB/BA/21/21-13